



**PLANNING COMMISSION  
MINUTES**

**REGULAR MEETING  
January 12, 2010**

The Planning Commission convened in a regular meeting on January 12, 2010 @ 301 W. 2<sup>nd</sup> Street in Austin, Texas.

Chair Dave Sullivan called the Board Meeting to order at 6:04 p.m.

**Board Members in Attendance:**

**Dave Sullivan - Chair  
Danette Chimenti  
Mandy Dealey  
Benjamin DeLeon  
Saundra Kirk  
Clint Small  
Kathryne Tovo**

**EXECUTIVE SESSION (No public discussion)**

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

**A. CITIZEN COMMUNICATION: GENERAL**

Tom McDill

**B. APPROVAL OF MINUTES**

1. Approval of minutes from December 8, 2009.

The motion to approve the minutes from December 8, 2009; were approved on the Consent Agenda by Commissioner Clint Small's motion, Commissioner Mandy Dealey second the motion on a vote of 7-0; Commissioners Dave Anderson and Jay Reddy were absent.

**C. PUBLIC HEARINGS**

**1. Discussion and**

**Possible Action:**

Request: Discussion and possible action on the Density Bonus Program.  
Staff: Jim Robertson, 974-3564, [jim.robertson@ci.austin.tx.us](mailto:jim.robertson@ci.austin.tx.us)  
Planning and Development Review Department

Motion made to adopt the Planning Commission’s Executive Committee letter, with some amendment, and forward to City Council; motion made by Commissioner Mandy Dealey, second by Commissioner Danette Chimenti on a vote of 6-0.; Commissioner Kathyne Tovo recused herself from this item, Commissioners Jay Reddy and Dave Anderson were absent.

**2. Plan Amendment: NPA-2009-0007.02 - 9052 Galewood Drive**

Location: Irion/Slade, PLLC (Terrance L. Iron), Little Walnut Creek Watershed, North Austin Civic Assn. NPA  
Owner/Applicant: BDC-REV-Inc. (David A. Buttross)  
Agent: Terrance L. Irion  
Request: Commercial to Mixed Use  
Staff Rec.: **Recommended**  
Staff: Maureen Meredith, 974-2695, [maureen.meredith@ci.austin.tx.us](mailto:maureen.meredith@ci.austin.tx.us)  
Planning and Development Review

This item was pulled, no action required by Commission.

**3. Rezoning: C14-2009-0027 - 9052 Galewood Drive**

Location: Irion/Slade, PLLC (Terrance L. Iron), Little Walnut Creek Watershed, North Austin Civic Assn. NPA  
Owner/Applicant: BDC-REV-Inc. (David A. Buttross)  
Agent: Terrance L. Irion  
Request: GR-NP to GR-MU-NP  
Staff Rec.: **Recommended**  
Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)  
Planning and Development Review

This item was pulled, no action required by Commission.

- 4. Rezoning: C814-2008-0145 - The Park PUD**  
 Location: 801 Barton Springs Road, Lady Bird Lake Watershed, Bouldin Creek NPA  
 Owner/Applicant: Texas American Headquarters (David Honeycutt)  
 Agent: Drenner & Golden Stuart Wolff, LLP. (Michele Rogerson)  
 Request: From CS-1-NP to PUD-NP  
 Staff Rec.: **Not Recommended**  
 Staff: Clark Patterson, 974-7691, [clark.patterson@ci.austin.tx.us](mailto:clark.patterson@ci.austin.tx.us)  
 Neighborhood Planning and Zoning Department

The motion to postpone to February 9, 2010 by the request of the applicant; was approved by Commissioner Clint Small's motion, Commissioner Mandy Dealey second the motion on a vote of 7-0; Commissioners Dave Anderson and Jay Reddy were absent.

- 5. Rezoning: C14-2009-0140 - Najib's .30**  
 Location: 214 E. Anderson Lane Service Road West Bound, Buttermilk Branch Watershed, Georgian Acres NPA  
 Owner/Applicant: Najib F. Wehbe  
 Agent: Jim Bennett Consulting (Jim Bennett)  
 Request: GR to CS-1  
 Staff Rec.: **Recommendation of CS-1-CO**  
 Staff: Sherri Sirwaitis, 974-3057, [sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)  
 Planning and Development Review

The motion to approve staff's recommendation for CS-1-CO zoning; was approved on the Consent Agenda by Commissioner Clint Small's motion, Commissioner Mandy Dealey second the motion on a vote of 7-0; Commissioners Dave Anderson and Jay Reddy were absent.

- 6. Site Plan SPC-2009-0250AT - The Crow Bar**  
**Conditional Use Permit:**  
 Location: 3116 S Congress Ave, East Bouldin Creek Watershed, Dawson NPA  
 Owner/Applicant: LRN 3116 S. Congress L.P. (Rani Ilai)  
 Agent: Studio Momentum Architects (Travis Young)  
 Request: To approve a Conditional Use Permit for a change of use from religious services to Cocktail Lounge in CS-1-MU-CO-NP zoning and a variance for parking within 200 feet of SF-3.  
 Staff Rec.: **Recommended with Condition**  
 Staff: Donna Galati, 974-2733, [donna.galati@ci.austin.tx.us](mailto:donna.galati@ci.austin.tx.us)  
 Planning and Development Review Department

The motion to approve staff's recommendation and variance with added conditions of:  
 - limit amplified outside sound after 10:00 p.m. to 70 decibels on weeknights and 11:00 p.m on Friday and Saturday nights;  
 motion made and approved by Commissioner Danette Chimenti's motion, Commissioner Clint Small second the motion on a vote of 7-0; Commissioners Jay Reddy and Dave Anderson were absent.

- 7. Site Plan Conditional Use Permit:** **SPC-2009-0303CS - East Side Inn**
- Location: 1609 E Cesar Chaves St, Town Lake Watershed, East Cesar Chavez NPA
- Owner/Applicant: George Reynolds and Kathy Setzer
- Request: To approve a Conditional Use Permit for a change of use from single-family residential to Hotel-Motel, which is a conditional use for this CS-MU-CO-NP lot according to the neighborhood plan.
- Staff Rec.: **Recommended**
- Staff: Sarah Graham, 974-2826, [sarah.graham@ci.austin.tx.us](mailto:sarah.graham@ci.austin.tx.us)  
Planning and Development Review Department

The motion to postpone to January 26, 2010 by the request of the Planning Commission; was approved by Commissioner Kathryn Tovo's motion, Commissioner Danette Chimenti second the motion on a vote of 7-0; Commissioners Dave Anderson and Jay Reddy were absent.

- 8. Subdivision (Final without a Preliminary):** **C8-2009-0025.0A - Melridge Terrace**
- Location: 1303 Robert E. Lee Road, Lady Bird Lake Watershed, South Lamar Combined (Underway) NPA
- Owner/Applicant: Woodside Development, Inc. (Thad Avery)
- Agent: Carlson, Brigrance & Doering, Inc. (Charles Brigrance)
- Request: Approve the previously unplatted land of 1.586 acres into 6 residential lots.
- Staff Rec.: **Recommended**
- Staff: Sylvia Limon, 974-2767, [sylvia.limon@ci.austin.tx.us](mailto:sylvia.limon@ci.austin.tx.us)  
Planning and Development Review Department

The motion to approve staff's recommendation for approval of the previously un-platted land; was approved by Commissioner Clint Small's motion, Commissioner Sandra Kirk second the motion on a vote of 7-0; Commissioners Dave Anderson and Jay Reddy were absent.

- 9. Resubdivision:** **C8-2009-0138.0A - Resubdivision of Lot 6, Block B, Met Center Section 3**
- Location: S. U.S. 183, Onion/Carson Watershed, Southeast NPA
- Owner/Applicant: Met Center II Nyctex Ph II Ltd. (Howard Yancy)
- Agent: Thrower Design (Ron Thrower)
- Request: Approval of the Resubdivision of Lot 6, Block B, Met Center Section 3 composed of 1 lot on 20.456 acres.
- Staff Rec.: **Disapproval**
- Staff: Planning and Development Review

- 10. Final without a Preliminary:** **C8-2009-0141.0A - T.C. Steiner**  
 Location: 1503 Newning Avenue, Blunn Creek Watershed, South River City NPA  
 Owner/Applicant: Erie Sallee  
 Agent: ECS Ventures, Inc. (Salvatore Bentone)  
 Request: Approval of the T.C. Steiner Subdivision composed of 2 lots on .814 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department
- 11. Final without a Preliminary:** **C8-2009-0139.0A - W.C. Belcher's "Five Acre" Subdivision of outlot 35, Division "B"**  
 Location: 2108 E 17th Street, Boggy Creek Watershed, Chestnut NPA  
 Owner/Applicant: Jay Ewing  
 Agent: Sara Ewing  
 Request: Approval of the W.C. Belcher's "Five Acre" Subdivision of outlot 35, Division "B" composed of 2 lots on 0.677 acres.  
 Staff Rec.: **Disapproval**  
 Staff: Planning and Development Review Department

Items #9-11;

The motion to disapprove items #9-11; was approved on the Consent Agenda by Commissioner Clint Small's motion, Commissioner Mandy Dealey second the motion on a vote of 7-0; Commissioners Dave Anderson and Jay Reddy were absent.

**D. NEW BUSINESS**

**1. New Business:**

Request: Discussion and action on setting a date for a Planning Commission Retreat.

Tentative dates for Retreat – January 23, 2010 or February 20, 2010

**E. SUBCOMMITTEE REPORTS**

CIP Subcommittee – Next Tuesday  
 Codes & Ordinances – Next Wednesday

**F. ADJOURNMENT**

**Commissioner Dave Sullivan adjourned the meeting without objection at 9:08 p.m.**